

**MANAGEMENT CERTIFICATE**  
**SHADOW BROOK CLUB, INC.**

The undersigned, being an Officer of Shadow Brook Club, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Shadow Brook (the "Subdivision Development").
2. The name of the Association is Shadow Brook Club, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:  
  
Shadow Brook, a subdivision in Williamson County, Texas, according to the Map or Plat thereof, recorded at Cabinet D, Slides 53 through 55 in the Plat Records of Williamson County, Texas.
4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Declaration of Covenants, Conditions and Restrictions, recorded at Volume 796, Page 481 through 504 in the Official Public Records of Williamson County, Texas.

Notice of Filing of Dedicatory Instruments for Shadow Brook Club, Inc., recorded at Document No. 2000076373 in the Official Public Records of Williamson County, Texas.

Amendment to Bylaws Shadow Brook Club, Inc., recorded at Document No. 2002053848 in the Official Public Records of Williamson County, Texas.

Resolutions of the Board of Directors Adopting Rules for Shadow Brook Club, Inc., recorded at Document No. 2006008120 in the Official Public Records of Williamson County, Texas.

Notice of Dedicatory Instruments, recorded at Document No. 2013007224 in the Official Public Records of Williamson County, Texas.

Amendment of Rules and Regulations of Shadow Brook Club, Inc., recorded at Document No. 2013118099 in the Official Public Records of Williamson County, Texas.

5. The name and mailing address of the Association is:  
  
Shadow Brook Club, Inc.  
c/o Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613
6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:  
  
Preferred Association Management Company  
700 Market Street, Building 3  
Cedar Park, TX 78613  
Tel: (512) 918-8100  
Email: [pamco@pamcotx.com](mailto:pamco@pamcotx.com)

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00
"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00

MANAGEMENT CERTIFICATE  
SHADOW BROOK CLUB, INC.

Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

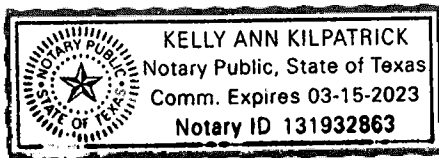
This Management Certificate is effective as of the 18 day of November, 2021.

SHADOW BROOK CLUB, INC., a Texas nonprofit corporation

By: [Signature]  
 Name: Doug Plas  
 Title: AGENT

THE STATE OF TEXAS                    §  
 COUNTY OF WILLIAMSON            §

This instrument was acknowledged before me on 18 day of November, 2021, by Doug Plas, Registered Agent for Shadow Brook Club, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]  
 Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

Gregory S. Cagle  
 CAGLE PUGH, LTD., LLP  
 4301 Westbank Dr. A-150  
 Austin, Texas 78746

MANAGEMENT CERTIFICATE  
 SHADOW BROOK CLUB, INC.

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2021190971**

Pages: 4 Fee: \$34.00

12/17/2021 09:09 AM

JDISHER



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas